

051.A

0003

0019.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

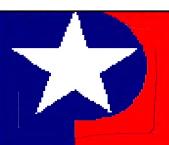
687,700 / 687,700

USE VALUE:

687,700 / 687,700

ASSESSED:

687,700 / 687,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
88		SUMMER ST, ARLINGTON

## OWNERSHIP

Unit #: D19

Owner 1: BROOMHALL-DILLARD RANDY

Owner 2: COLEMAN KARL B

Owner 3:

Street 1: 50 CEDAR ST

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02140 Type:

## PREVIOUS OWNER

Owner 1: HUSAIN JUNAID -

Owner 2: WAHID AMBERLIN -

Street 1: 88 SUMMER ST #D19

Twn/City: Arlington

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2135 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	No Land			0	0.	0.00	6065																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	687,700			687,700		230666
							GIS Ref
							GIS Ref
							Insp Date
							05/07/18

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	687,700	0	.	.	687,700		Year end	12/23/2021
2021	102	FV	675,800	0	.	.	675,800		Year End Roll	12/10/2020
2020	102	FV	663,800	0	.	.	663,800	663,800	Year End Roll	12/18/2019
2019	102	FV	648,200	0	.	.	648,200	648,200	Year End Roll	1/3/2019
2018	102	FV	590,700	0	.	.	590,700	590,700	Year End Roll	12/20/2017
2017	102	FV	530,700	0	.	.	530,700	530,700	Year End Roll	1/3/2017
2016	102	FV	530,700	0	.	.	530,700	530,700	Year End	1/4/2016
2015	102	FV	509,100	0	.	.	509,100	509,100	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUSAIN JUNAID	53627-529		10/2/2009		490,000	No	No		
GREEN DONALD F	45673-170		7/22/2005		520,000	No	No		
MODERN CONTINEN	32835-285		5/1/2001		369,900	No	No	4	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/7/2018										Measured	DGM	D Mann
2/5/2002										Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																		
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2	- Clapboard			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																		
Color: WHITE				A Kits:	Rating:																		
View / Desir: N	- NONE			Fpl: 1	Rating: Very Good																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C+	- Average (+)			<b>CONDOS INFORMATION</b>																			
Year Blt: 2001	Eff Yr Blt:			Location: I	- Interior																		
Alt LUC:	Alt %:			Total Units:																			
Jurisdict:	Fact: .			Floor: 1	- 1st Floor											<b>REMODELING</b>				<b>RES BREAKDOWN</b>			
Const Mod:				% Own: 4.250000000				Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:				Name:				Interior:	1	4	2	1											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:															
Avg Ht/FL: STD				Phys Cond: VG	- Very Good			Kitchen:															
Prim Int Wal: 1	- Drywall			Functional:				Baths:															
Sec Int Wall:				Economic:				Plumbing:															
Partition: T	- Typical			Special:				Electric:															
Prim Floors: 3	- Hardwood			Override:				Heating:															
Sec Floors:				Total:	5.4 %			General:															
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Subfloor:				Basic \$ / SQ: 250.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>					
Bsmnt Gar: 1				Size Adj.: 0.78103042									GLA	Gross Liv Ar	2,135	205.000	437,675	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3	- Typical			Const Adj.: 1.04989493									WDK	Deck	288	9.940	2,864						
Insulation: 3	- Typical			Adj \$ / SQ: 205.000									<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>						
Int vs Ext: S				Other Features: 67801																			
Heat Fuel: 2	- Gas			Grade Factor: 1.10																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.29999995																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 726927																			
% Com Wal	% Sprinkled 100			Depreciation: 39254																			
				Depreciated Total: 687673																			
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 051.A-0003-0019.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:									Total:									